



February 15, 2007

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairperson Hall
Invocation Dean Thompson
Pledge of Allegiance Tony Atkins
Quorum Chairperson Hall
Quorum present with 100% of members present.
Approval of Minutes for February 1, 2007 Chairperson Hall
Commissioner Garniewicz moved to approve the minutes of February 1, 2007. Commissioner Atkins seconded. Motion carried 5 – 0.
Reading of the Agenda Director Browning
Approval of the Agenda Chairperson Hall
Commissioner McGuire moved to approve the Agenda as presented. Commissioner Thompson seconded. Motion carried 5 - 0.

Old Business

Preliminary Plat Staff
1. William Smith Boulevard, off of Hereford Farm Road, Zoned PUD, Commission District 3.
Commissioner Thompson made the motion to allow the withdrawal of the preliminary plat for William Smith Boulevard. Commissioner Atkins seconded. Motion carried 5 – 0.

New Business

Final Plat Staff
2. Morningside Section III, Phase II, Pond View Road off of General Woods Parkway, Zoned PUD, 2 lots, 1.37 acres, Commission District 3
3. 601 N. Belair Place, Evans Town Center Blvd, Zoned PUD, 30 lots, 3.73 acres, Commission District 1.
Commission McGuire made the motion to approve the final plats for Morningside Section III, Phase II and 601 North Belair Road and to include all departmental conditions. Commissioner Garniewicz seconded. Motion carried 5 – 0.

Preliminary Plat Staff
4. Emerson Woods, Freeman-Harriss Road, Zoned R-A, 7 lots, 24.77 acres, Commission District 4.
Commissioner Thompson made the motion to table the preliminary plat for Emerson Woods until the March 1, 2007 planning commission meeting. Commissioner Garniewicz seconded. Motion carried 5 - 0
5. Iris Glen, Byrd Road, Zoned R-1A RCO, 32 lots, 18.51 acres, Commission District 3.
6. Grenelefe Park Revision, South Old Belair Road, Zoned PUD, 42 lots, 15.30 acres, Commission District 3.



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Commissioner McGuire made the motion to approve the preliminary plats for Iris Glen and Grenelefe Park Revision and to include all departmental conditions. Commissioner Garniewicz seconded. Motion carried 5 – 0.

7. **Baldwin Place**, Columbia Road, *Commission District 3*.

Commissioner Atkins made the motion not to require any change to Baldwin Place subdivision or to the plan of development for BSR Investments property to provide road or utility access to the adjacent Robert Swann property. Commissioner McGuire seconded. Motion carried 5 - 0.

8. **Full Moon Fishing Club**, Full Moon Drive off of Keg Creek Drive, 9 lots, 3.66 acres, *Commission District 3*.

Commissioner Atkins made the motion to table the preliminary plat for Full Moon Fishing Club until the March 1, 2007 planning commission meeting. Motion carried 5 – 0.

Rezoning..... Staff

9. **RZ 07-02-02** Rezone Tax Map 071 Parcel 013B and a portion of Tax Map 071 Parcel 013 located at 4419 Hardy McManus Road and 1267 Fury's Ferry Road with a combined acreage of approximately 21.40 acres from S-1 to R-1, *Commission District 1*.

Chairperson Hall declared the public hearing closed. Commissioner Thompson made the motion to approve RZ07-02-02 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 5 - 0.

10. **RZ 07-02-03** Rezone Tax Map 078C Parcel 005, 0.53 acre, located at 206 Flowing Wells Road, from R-3 to P-1, *Commission District 2*.

Commissioner Atkins made the motion to approve RZ07-02-03 and to include departmental conditions and close the public hearing. Commissioner McGuire seconded. Motion carried 3 – 2 (Thompson and Hall).

11. **RZ 07-02-04** Rezone Tax Map 077A Parcels 017, 017A, 019, and 019A, with a combined acreage of approximately 16.57 acres, located at 4140, 4141 and 4154 Freeman Blvd. and 532 Old Evans Road, from R-2 to A-R, *Commission District 1*.

Commissioner Thompson made the motion to allow the withdrawal of RZ07-02-04. Commissioner Atkins seconded. Motion carried 5 - 0.

Staff Comments Staff

12. **Planning Commission Meeting Change**

The planning commission consented to move the April 5, 2007 planning commission meeting to March 29, 2007 due to the date falling during the Master's Golf Tournament.

13. **Planning Commission Rules of Conduct**

The planning commission consented to allow time for the commissioners to review the document and discuss the document in open forum at the March 1, 2007 planning commission meeting or, if necessary, schedule a separate meeting to discuss the item in open forum.



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Public Comments..... Chairperson Hall

Adjourn Chairperson Hall

Meeting Adjourned at 8:02.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairperson
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: February-March 2007

Board/Commission	Date	Time	Location
Planning Commission	February 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 20, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	February 27, 2007	8:00 AM	Evans Government Center Auditorium
Planning Commission	March 1, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	March 6, 2007	6:00 PM	Appling Court House, Appling, GA
Planning Commission	March 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	March 20, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	March 27, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, March 6, 2007** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, March 2, 2007 to place their name on the agenda for presentation.